

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BS ☒
2. Initial appointment set for In person 3/27/2014 BS ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BS ☒
4. Prepare and review Acquisition documents and maps BS ☒
5. Provide landowner with business card and show Ameren ID badge BS ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project BS ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit BBS ☒
9. Make compensation offer, provide calculation sheet and explain basis of offer BS ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BS ☒
14. Agent Name (Print and Sign) Beth Taylor BS ☒

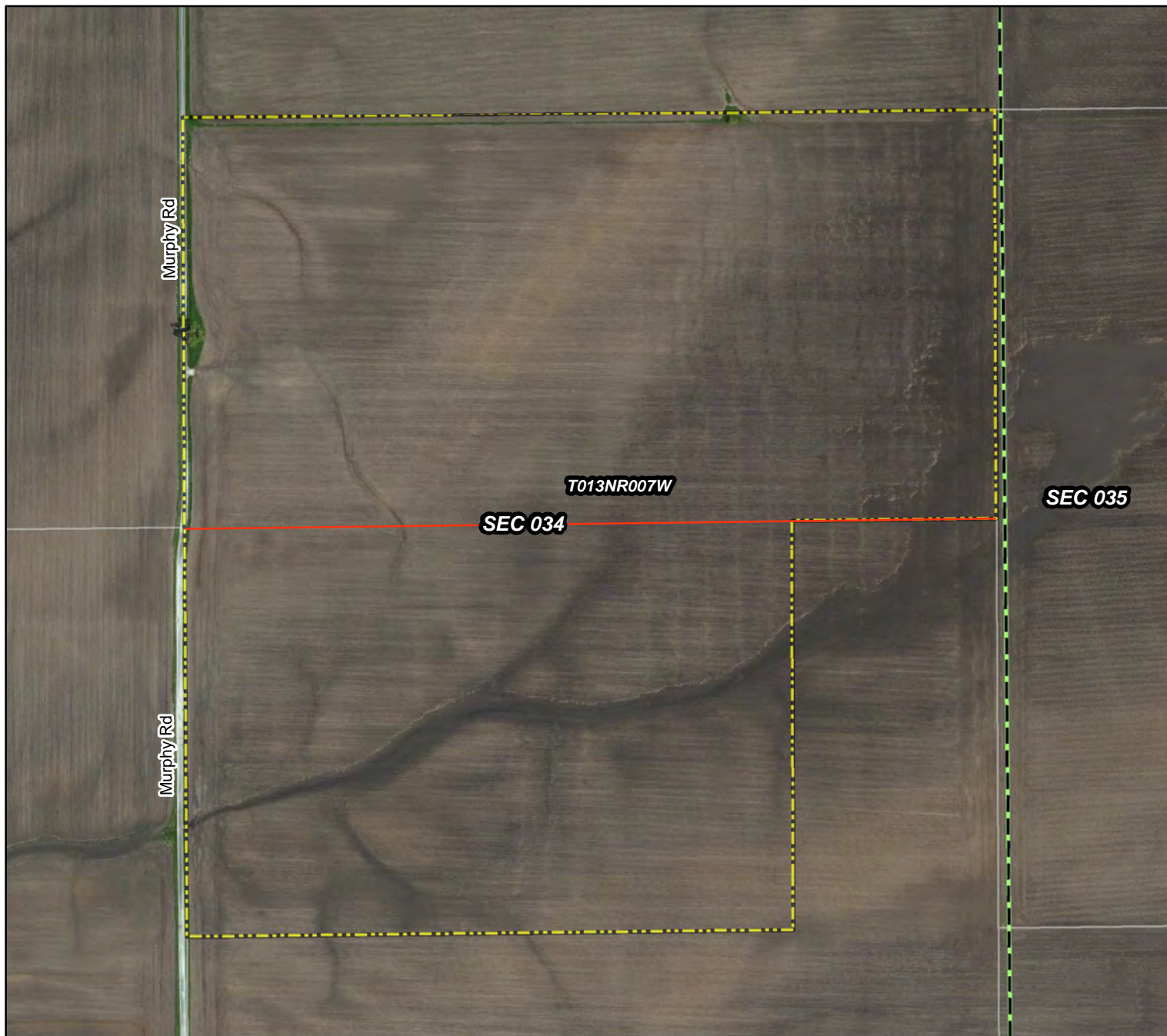
Agent Checklist with Landowner

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2. Initial appointment set for In Person 3/27/2014 B/J ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting B/J ☒
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13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable B/J ☒
14. Agent Name (Print and Sign) Beth Taylor 3/27/2014 B/J ☒

Sangamon County, IL

Tax Id: 33340400002, 33340200003

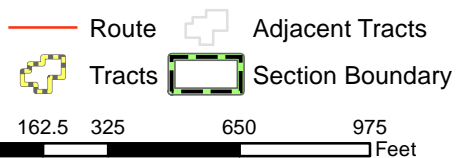


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



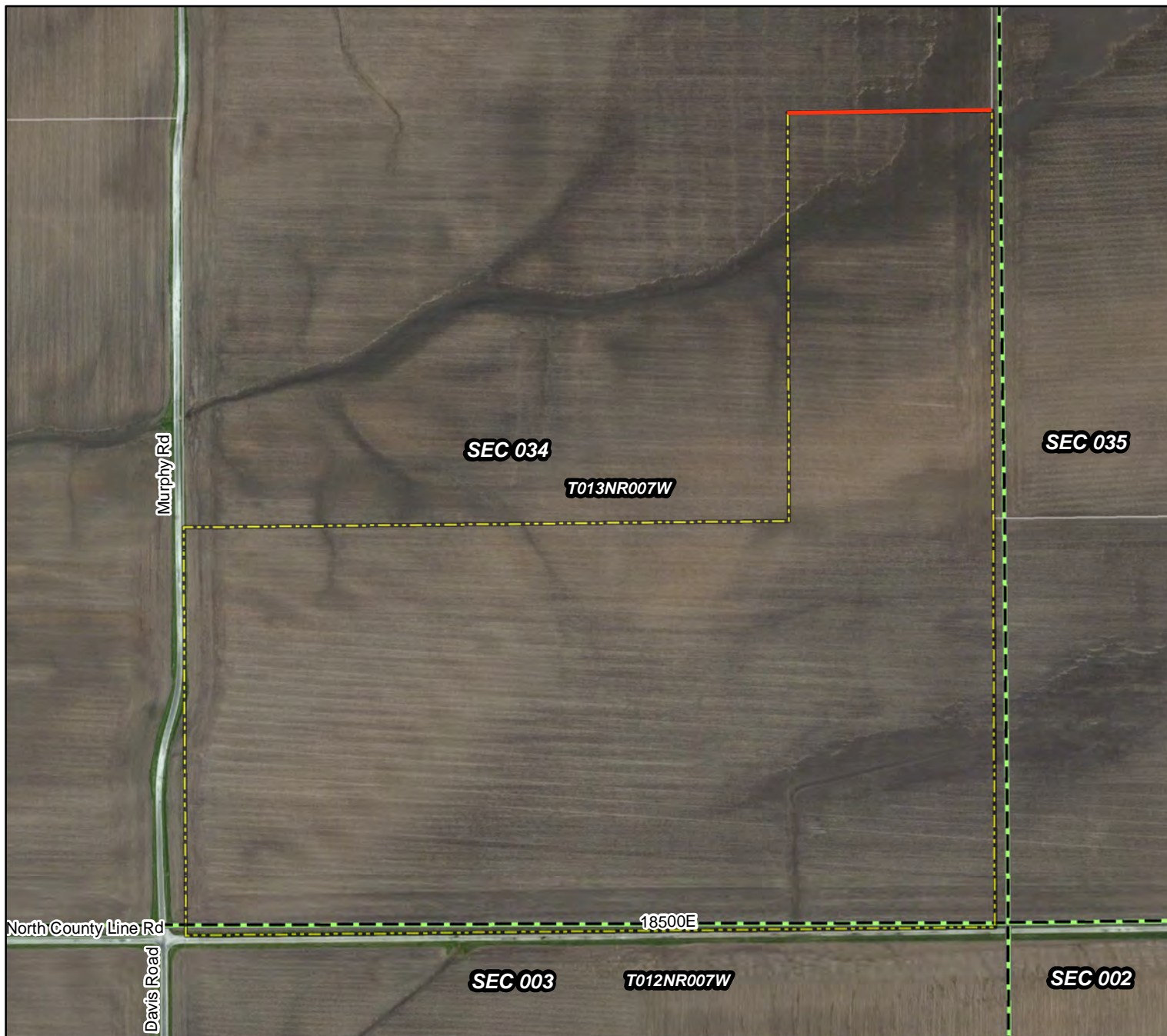
John C. Dowson

Tract No.:A_ILRP_MP_SA_018

Date: 4/10/2015

Sangamon County, IL

Tax Id: 33340400003

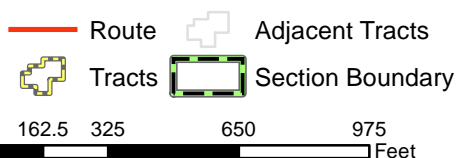


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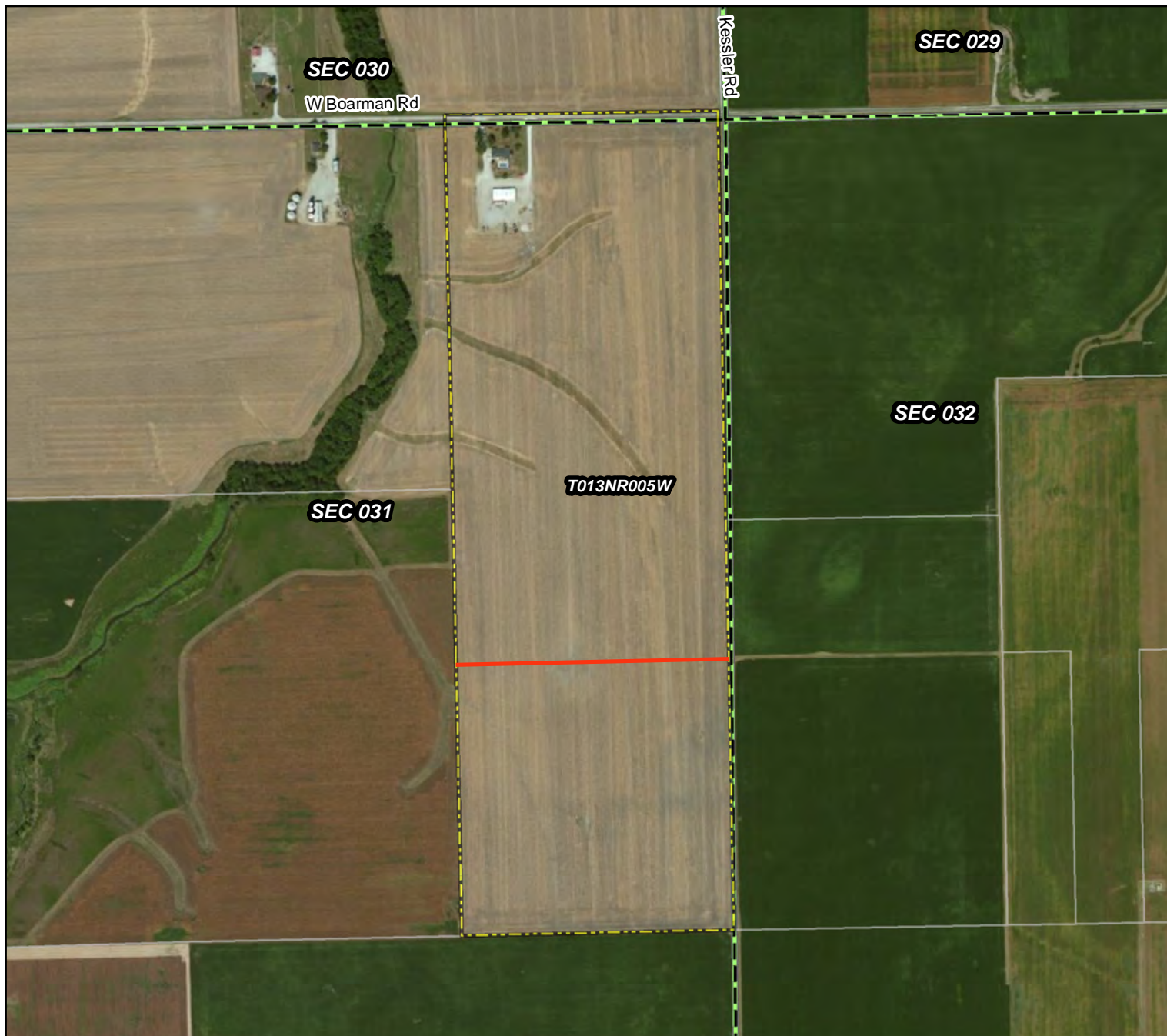
John C. Dowson

Tract No.:A_ILRP_MP_SA_019

Date: 4/6/2015

Sangamon County, IL

Tax Id: 35-31.0-400-002, 35-31.0-200-005

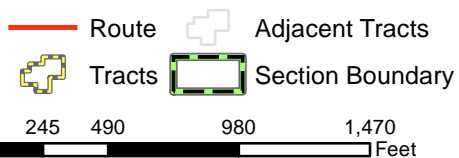


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

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John Dowson, Inc.

Tract No.:A_ILRP_MP_SA_097

Date: 4/6/2015

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO PAWNEE
345 KV TRANSMISSION LINE

EXHIBIT "A"

TRACT 1

A 9.113 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEEDS TO JOHN C. DOWSON AND LISA M. DOWSON, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2004R34568 AND DOCUMENT NO. 2004R34569 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID EAST 1/2, FROM WHICH A 5/8-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID EAST 1/2 BEARS SOUTH 00 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 2,560.91 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042677.48 E:2383051.01;

THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

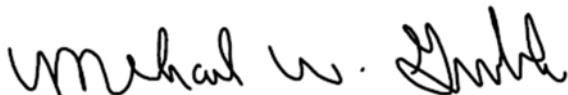
THENCE NORTH 89 DEGREES 10 MINUTES 05 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,646.57 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2;

THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID EAST 1/2 BEARS SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 2,571.43 FEET;

THENCE SOUTH 89 DEGREES 10 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,645.81 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 0.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 396,959 SQUARE FEET OR 9.113 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



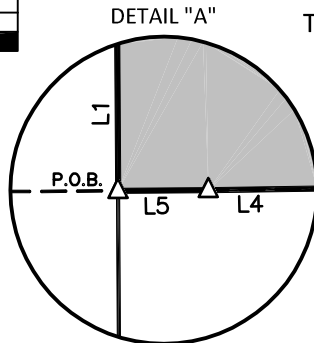
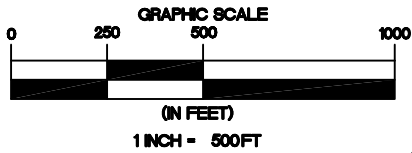
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 05/14/2015



EXHIBIT "A"

TRACT 1



(NOT TO SCALE)

TRACT 1
PROPOSED 150'
WIDE EASEMENT
9.113 ACRES
(396,959 S.F.)

JOHN C. DOWSON AND
LISA M. DOWSON,
HUSBAND AND WIFE
DOCUMENT NO. 2004R34569
D.R.S.C.I.
A_ILRP_MP_SA_018
A_ILRP_MP_SA_020

SECTION 34
TOWNSHIP 13N
RANGE 7W

FLOWMAN FARMS, LLC.
DOCUMENT NO. 2002R76296
D.R.S.C.I.
A_ILRP_MP_SA_021
A_ILRP_MP_SA_022
A_ILRP_MP_SA_023



P.O.B.-TRACT 1
SEE DETAIL "A"
GRID COORDINATES
N:1042677.48
E:2383051.01

S00°19'30"E 2560.91'
P.O.R.-5/8" IRON PIPE FOUND
SW COR E 1/2 SEC 34

MURPHY ROAD

JOHN C. DOWSON AND
LISA M. DOWSON,
HUSBAND AND WIFE
DOCUMENT NO. 2004R34569
D.R.S.C.I.
A_ILRP_MP_SA_018
A_ILRP_MP_SA_020

JOHN C. DOWSON AND
LISA M. DOWSON,
HUSBAND AND WIFE
DOCUMENT NO. 2004R34568
D.R.S.C.I.
A_ILRP_MP_SA_019

SECTION LINE

S00°11'23"E 2571.43'
P.O.R.-5/8" IRON PIPE FOUND
SE COR E 1/2 SEC 34

LEGEND

D.R.S.C.I.

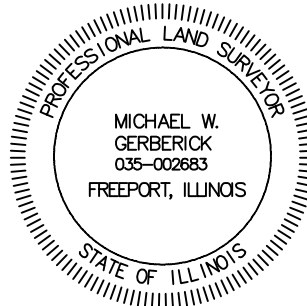
P.O.B.

P.O.R.



DEED RECORDS
SANGAMON COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
5/8" IRON ROD FOUND
CALCULATED POINT

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/14/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_018
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 31, TOWNSHIP 13 NORTH, RANGE 5 WEST
SECTION 34, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO PAWNEE
345 KV TRANSMISSION LINE

EXHIBIT "A"

TRACT 2

A 4.571 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN C. DOWSON AND LISA M. DOWSON, RECORDED IN DOCUMENT NO. 2014R12063 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043368.88, E:2432843.35;

THENCE SOUTH 01 DEGREES 03 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 44 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,327.29 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, FROM WHICH A 5/8-INCH IRON ROD IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 26 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 2,893.32 FEET;

THENCE NORTH 01 DEGREES 09 MINUTES 12 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 72.40 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

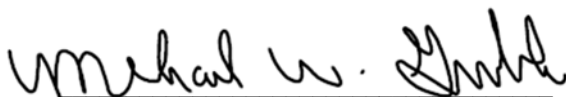
THENCE NORTH 01 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 77.60 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 44 MINUTES 05 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,327.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF 0.21 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2;

THENCE SOUTH 00 DEGREES 58 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 75.00 FEET TO **POINT OF BEGINNING** AND CONTAINING 199,116 SQUARE FEET OR 4.571 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
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STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 05/14/2015

